



AGENDA

BOARD OF DIRECTORS

Stephen C. Padilla, Chairman

Steve Castaneda

Patricia Chavez

Paul Desrochers

Chris Lewis

John McCann

Doug Paul

Jerry Rindone

Christopher Rooney

OFFICERS

Jim Thomson, Interim CEO

Maria Kachadoorian, CFO

Ann Moore, General Counsel

Dana M. Smith, Secretary

ADJOURNED REGULAR MEETING OF THE CHULA VISTA REDEVELOPMENT CORPORATION (CVRC), REDEVELOPMENT AGENCY AND CITY COUNCIL OF THE CITY OF CHULA VISTA

Thursday, November 16, 2006, 6:00 p.m.

COUNCIL CHAMBERS
276 FOURTH AVENUE
CHULA VISTA, CA 91910

CALL TO ORDER

CVRC ROLL CALL

Board Members Castaneda, Chavez, Desrochers, Lewis, McCann, Paul, Rindone, Rooney and Chairman Padilla

REDEVELOPMENT AGENCY ROLL CALL

Agency Members Castaneda, Chavez, McCann, Rindone, and Chair Padilla

CITY COUNCIL ROLL CALL

Council Members Castaneda, Chavez, McCann, Rindone, and Mayor Padilla

PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE

1. APPROVAL OF MINUTES

Staff Recommendation:

- 1.a. That the **CVRC and Redevelopment Agency** approve the minutes of October 26, 2006.
- 1.b. That the **Redevelopment Agency** approve the minutes of October 24, 2006, and November 7, 2006.

2. WRITTEN COMMUNICATIONS

- 2.a. Memorandum from Stephen C. Padilla requesting an excused absence from the Joint CVRC/Redevelopment Agency/City Council meeting of November 16, 2006.
- 2.b. Memorandum from Patricia E. Chavez requesting an excused absence from the Joint CVRC/Redevelopment Agency/City Council meeting of November 16, 2006.

Staff recommendation: That the **CVRC/Redevelopment Agency/City Council** excuse the absences.

PUBLIC HEARINGS

The following item(s) have been advertised as public hearings as required by law. If you wish to speak on any item, please fill out a "Request to Speak" form (available in the lobby) and submit it to the Clerk prior to the meeting.

3. CONSIDERATION OF A MIXED USE PROJECT WITH 167 MULTI-FAMILY RESIDENTIAL UNITS AND 3,793 SQUARE FEET OF COMMERCIAL SPACE ON THE SITE AT 914-944 THIRD AVENUE WITHIN THE MERGED CHULA VISTA REDEVELOPMENT PROJECT (ADDED AREA)

Development of this site will provide high density mixed-use housing located close to existing transit, and within a block of neighborhood-serving retail and office uses. The proposal requires the re-zoning of a 3.6 acre portion of the site and the establishment of a Precise Plan Modifying Standard for a front setback reduction from 25 feet to 20 feet. In addition, the proposal requires the issuance of a Conditional Use Permit for the mixed use, Design Review and Tentative Map Conditions for the consolidation of four lots into one lot.

Staff Recommendation:

- 3.a. That the **CVRC** adopt the following resolution:

RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION RECOMMENDING THAT THE CITY COUNCIL: 1) ADOPT MITIGATED NEGATIVE DECLARATION IS-06-008 FOR THE DEVELOPMENT OF THE CREEKSIDE VISTAS PROJECT AT 914-944 THIRD AVENUE; 2) INTRODUCE AN ORDINANCE ADOPTING ZONE CHANGE PCZ-06-04 AND ESTABLISH A PRECISE PLAN WITH A MODIFYING STANDARD; 3) GRANT A CONDITIONAL USE PERMIT, APPROVE DESIGN REVIEW AND TENTATIVE MAP CONDITIONS FOR THE DEVELOPMENT OF THE CREEKSIDE VISTAS PROJECT AT 914-944 THIRD AVENUE

- 3.b. That the **City Council** adopt the following resolution:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA (1) ADOPTING MITIGATED NEGATIVE DECLARATION IS-06-008; (2)

GRANTING A CONDITIONAL USE PERMIT; (3) APPROVING DESIGN REVIEW APPLICATION; AND (4) APPROVING TENTATIVE MAP CONDITIONS FOR THE DEVELOPMENT OF A MIXED USE PROJECT AT 912-944 THIRD AVENUE

3.c. That the **City Council** place on **first reading** the following ordinance:

ORDINANCE OF THE CITY OF CHULA VISTA APPROVING A REZONE (PCZ-06-04) FROM S90 ZONE TO CENTRAL COMMERCIAL PRECISE PLAN (CC-p) ZONE AND ESTABLISHING A PRECISE PLAN MODIFYING STANDARD FOR A 3.6 ACRE PORTION OF A 5.5 ACRE SITE LOCATED AT 912-944 THIRD AVENUE

PUBLIC COMMENTS

Persons speaking during Public Comments may address the Council, CVRC and/or RDA on any subject matter within the Council, CVRC and/or RDA's jurisdiction that is not listed as an item on the agenda. State law generally prohibits the Council, CVRC and/or RDA from taking action on any issue not included on the agenda, but, if appropriate, the Council, CVRC and/or RDA may schedule the topic for future discussion or refer the matter to staff. Comments are limited to three minutes.

4. CHIEF EXECUTIVE OFFICER'S REPORTS

5. CHAIRMAN'S REPORTS

6. DIRECTORS' COMMENTS

ADJOURNMENT

The **City Council** will adjourn to its regularly scheduled meeting on November 21, 2006, at 6:00 p.m.

The **Chula Vista Redevelopment Corporation and Redevelopment Agency** will adjourn their regularly scheduled meetings on December 14, 2006, at 6:00 p.m.

In compliance with the AMERICANS WITH DISABILITIES ACT

The Chula Vista Redevelopment Corporation requests individuals who require special accommodations to access, attend, and/or participate in a CVRC meeting, activity, or service request such accommodation at least forty-eight hours in advance for meetings and five days for scheduled services and activities. Please contact the Community Development Department for specific information at (619) 691-5047, or Telecommunications Devices for the Deaf (TDD) at (619) 585-5655. California Relay Service is also available for the hearing impaired.